

SOIL TABLE

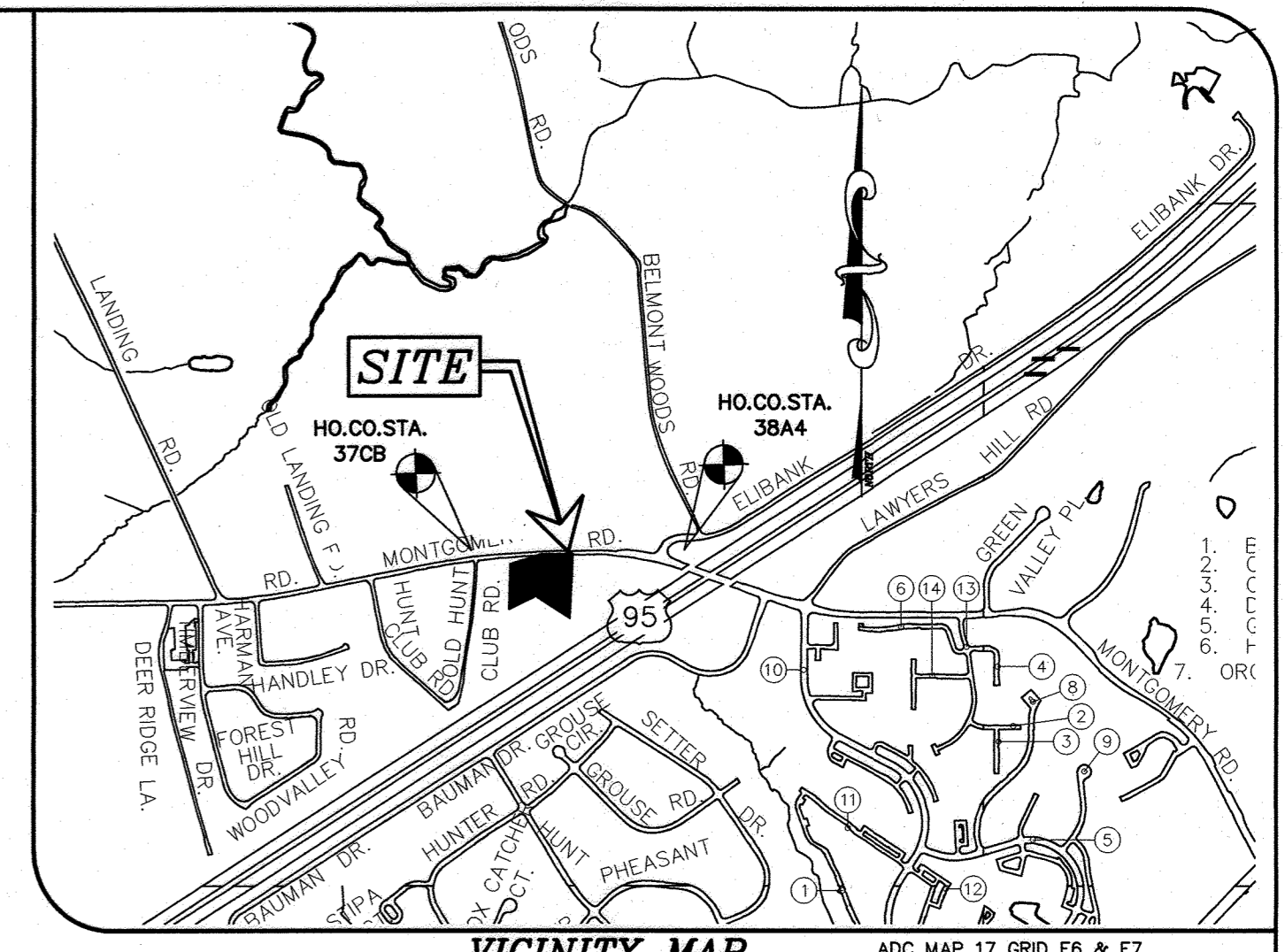
SYMBOL	RATING	NAME	K FACTOR	COMMENTS
FaaA	(D)	FALLSINGTON SANDY LOAM, 0 TO 2% SLOPES	.24	
SaC	(B)	SASSAFRAS LOAM, 8 TO 10% SLOPES	.32	
UcD	(C)	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5 TO 15 % SLOPES	N/A	

SPECIMEN/24" OR GREATER TREE TABLE

ID	NAME	DHB	CRX (RADIUS)	% CRX DISTURBED	CONDITION	STATE CHAMPION (IN. DBH)
ST-1	TULIP POPLAR	32	48	0	GOOD	101.3
ST-2	TULIP POPLAR	38/34	57	0	TWIN STEMS, 38" TRUNK IS IN POOR CONDITION WITH NOTABLE ROT	101.3
ST-3	RED MAPLE	37	55.5	0	FAIR, MULTIPLE TRUNKS, SOME DIEBACK	86.9
ST-4	RED MAPLE	24.4	36.6	0		86.9
ST-5	RED MAPLE	30.5	45.75	0	FAIR, SOME DIEBACK IN THE CROWN	86.9

SITE ANALYSIS DATA:

1. AREA OF THE SITE: 105,182 S.F. (2.41 ACRES ±)
2. AREA OF ROAD DEDICATION: 13,638 S.F. (0.31 AC ±)
3. AREA OF WETLANDS AND ITS BUFFERS: 21,879 S.F. (0.50 AC ±)
4. AREA OF FLOODPLAIN: 0 S.F. (0 AC ±)
5. AREA OF EXISTING FOREST: 0 S.F. (0 AC ±)
6. AREA OF STREAM BUFFER: 20,920 S.F. (0.18 AC ±)
7. AREA OF SLOPES 15%-24.99% 0 S.F. (0 AC ±)
8. AREA OF STEEP SLOPES 25% OR GREATER: 0 S.F. (0 AC ±)
9. TOTAL ENVIRONMENTAL SENSITIVE AREA (WETLANDS, STREAM AND ASSOCIATED BUFFERS): 29,890 S.F. (0.69 AC ±)
10. LIMIT OF DISTURBANCE AREA: 29,660 S.F. (0.68 AC ±)
11. GREEN OPEN AREA (PERVIOUS): 81,984 S.F. (1.88 AC ±)
12. PROPOSED IMPERVIOUS AREA: 9,770 S.F. (0.22 AC ±)
13. AREA OF HIGHLY ERODIBLE SOILS: 0 S.F. (0 AC ±)



VICINITY MAP
SCALE: 1"=1000'
HOWARD COUNTY CONTROL STATIONS:
38A4 NORTHING: 552,977.62 EASTING: 1,386,288.139 ELEV. 223.379
37CB NORTHING: 552,930.78 EASTING: 1,318,495.734 ELEV. 257.145

ESD NARRATIVE

1. THE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSELY AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
2. USE-IN-COMMON DRIVEWAYS WILL BE USED TO PROVIDE ACCESS TO THE EXISTING AND PROPOSED DWELLINGS. MICRO BIO-RETENTION FACILITIES (M-6) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE DRIVEWAYS. DRY WELLS (M-5) WILL PROVIDE THE REQUIRED SWM FOR THE PROPOSED HOUSES.
3. THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SUPER SILT FENCES. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
4. TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
5. THIS PROJECT WAS DESIGNED TO MINIMIZE THE IMPERVIOUS AREAS. ESD MEASURES WERE UTILIZED IN THE FOLLOWING ORDER OF PREFERENCE: (M-6) (M-5)
6. WAIVER IS REQUIRED FOR DISTURBANCE OF ENVIRONMENTAL SENSITIVE AREAS.

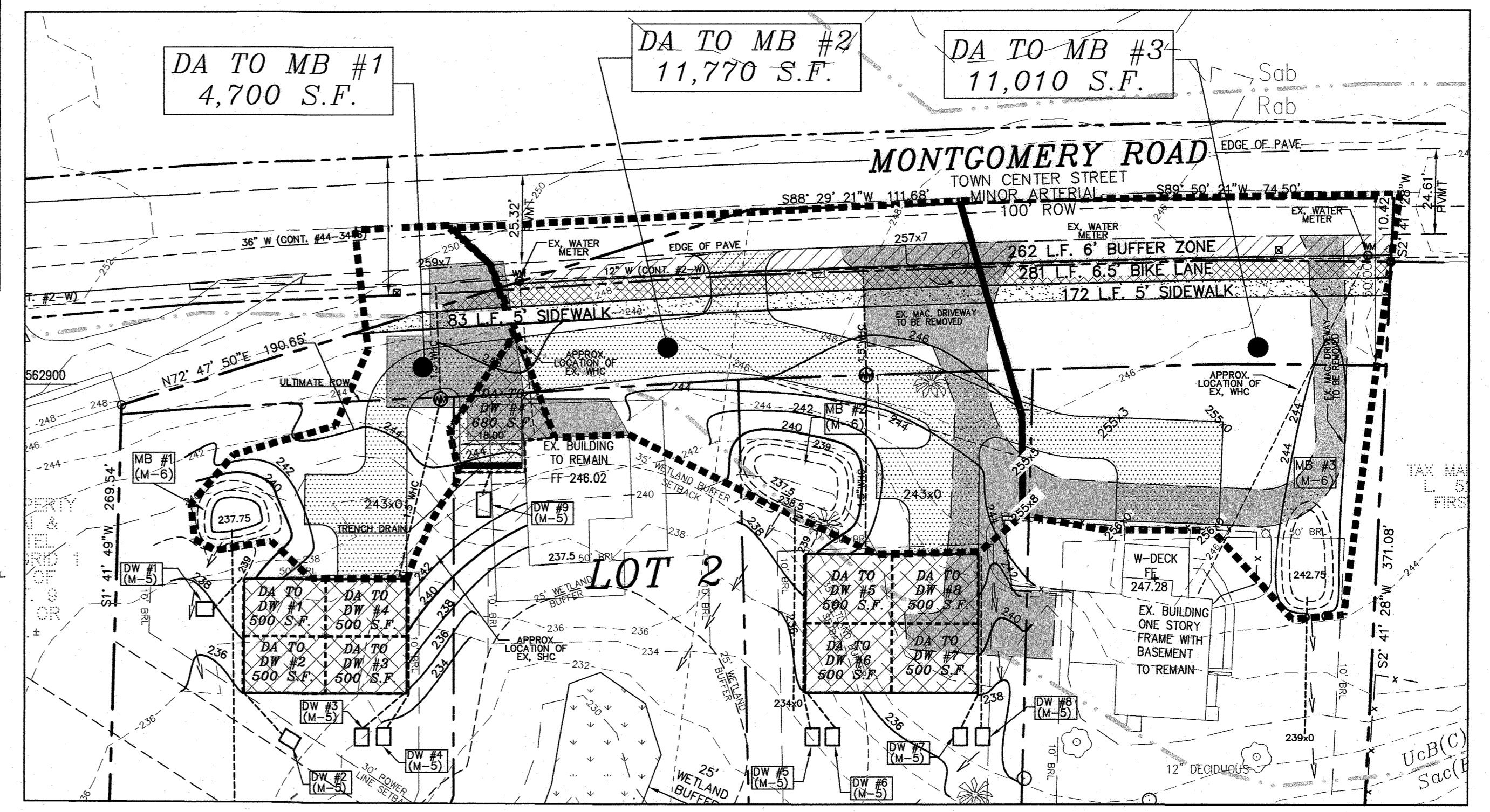
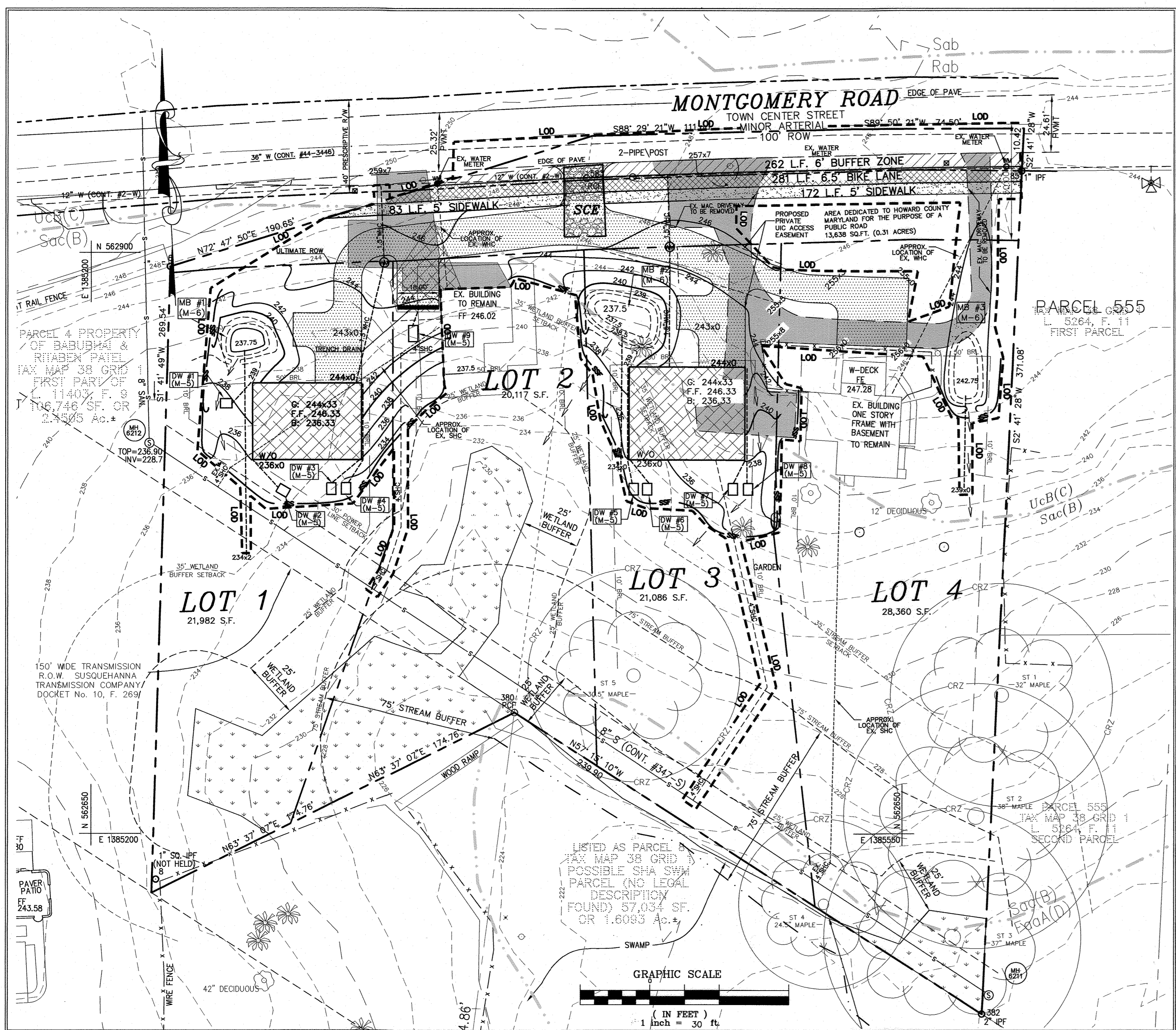
GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. **PARCEL BACKGROUND:**
ADDRESS: 6904 AND 6908 MONTGOMERY RD, ELKRIDGE MD 21075
TAX MAP: 38; GRID: 01; PARCEL: 554 AND 485
ELECTION DISTRICT: FIRST
DEED REFERENCE: 15956/00061 AND 21680/00429
AREA: 2.41 ACRES ±
TOTAL NUMBER OF UNITS: 4
TYPE OF PROPOSED UNIT: SPD
PROPOSED USE FOR SITE: RESIDENTIAL
3. PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 2022 BY MILDBERGER, BOENDER & ASSOC.
4. TOPOGRAPHY SHOWN HERE IS GIS AND HAS BEEN FIELD VERIFIED BY MILDBERGER, BOENDER & ASSOC. INC. IN OCTOBER, 2022 TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
5. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 38A4 & 37CB4
6. SOILS LOCATION AND CLASSIFICATION BASED ON HOWARD COUNTY GIS SOIL SURVEY
7. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
8. WETLANDS EXIST ON SITE.
9. FOREST STAND DELINEATION PERFORMED BY FORENSIC ENVIRONMENTAL CONSULTANTS ON FEBRUARY 03, 2014.
10. PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER.
11. THIS PROJECT WILL BE SUBJECT TO AN ALTERNATIVE COMPLIANCE TO ALLOW ENVIRONMENTAL SENSITIVE AREAS ON PROPOSED LOTS AND TO ALLOW PROPOSED BUILDINGS BE WITHIN THE ENVIRONMENTAL SETBACK. REQUEST FOR FEE-IN-LIEU OF ROAD IMPROVEMENT WILL BE SUBMITTED AT THE NEXT SUBDIVISION STAGE.
12. APPROVAL OF THIS ECP DOES NOT CONSTITUTE ANY APPROVAL OF SUBSEQUENT SUBDIVISION OR SITE DEVELOPMENT PLANS. FURTHER COMMENTS WILL BE GENERATED UPON REVIEW OF THE APPLICABLE DEVELOPMENT PLANS IN ACCORDANCE WITH THE SUBDIVISION AND ZONING REGULATIONS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
13. THERE ARE 5 SPECIMEN TREES ON SITE WHICH ARE TO BE PRESERVED.

SWM PRACTICES SCHEDULE

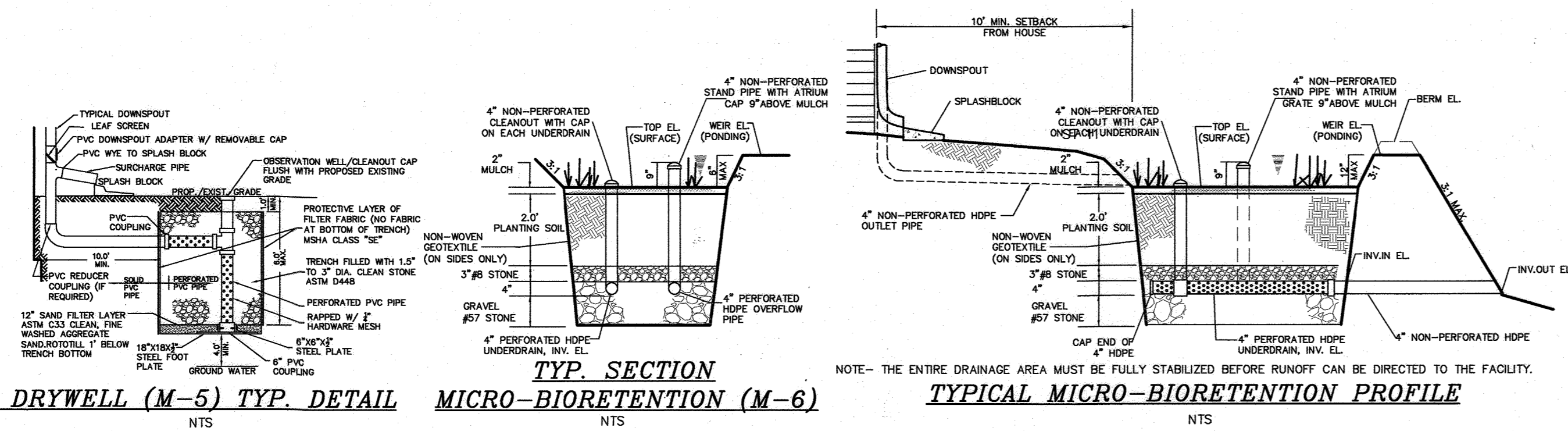
AREA	PROPOSED PRACTICES	REQUIRED ESDV	PROVIDED ESDV	REQUIRED Pe	PROVIDED Pe
LOT 1 ROAD IMPROVEMENTS	M-6, MICRO-BIORETENTION (MB #1)	249 C.F.	295 C.F.	1.0"	1.2"
	M-5, DRY WELLS (4 EACH)	158 C.F.	160 C.F.	1.0"	1.01"
LOT 2	M-5, DRY WELLS (1 EACH)	54 C.F.	56 C.F.	1.0"	1.0"
LOT 3 ROAD IMPROVEMENTS	M-6, MICRO-BIORETENTION (MB #2)	451 C.F.	489 C.F.	1.0"	1.1"
	M-5, DRY WELLS (4 EACH)	158 C.F.	160 C.F.	1.0"	1.0"
LOT 4 ROAD IMPROVEMENTS	M-6, MICRO-BIORETENTION (MB #3)	302 C.F.	325 C.F.	1.0"	1.1"
TOTAL		1,372 C.F.	1,481 C.F.	1.0"	1.1"

NOTE: BY DESIGNING ESD MEASURES FOR "WOODS IN GOOD CONDITION" WQ, Re, and Cp REQUIREMENTS ARE MET.



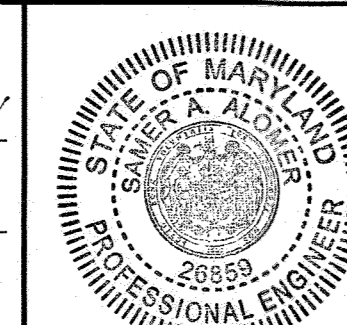
LEGEND

- IMPERVIOUS AREA TREATED BY MICRO-BIO (M-6)
- IMPERVIOUS AREA TREATED BY DRY WELL (M-5)
- EXISTING DRIVEWAY TO BE REMOVED
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SUPER SILT FENCE
- LIMITS OF DISTURBANCE
- DRAINAGE AREA



NOTE - THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Cheryl Plank
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/11/24
 DATE: 4/8/24



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26859, EXP DATE 08/08/25
 OWNER
 HIREN PATEL
 6908 MONTGOMERY RD.
 ELKRIDGE MD 21075
 443-535-2325
 DATE: 03/21/2024

date: MARCH 2024
 project: 22-014
 illustration: MMM
 scale: 1"=30'
 approval: MAM
 SAAs

description: ENVIRONMENTAL CONCEPT PLAN (ECP)
 revisions:

MONTGOMERY PATEL PROPERTY
 LOTS 1-4
 TAX MAP: 38 - GRID: 1 - PARCEL: 554 & 485
 HOWARD COUNTY, MARYLAND
 ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDBERGER, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 8318 FOREST ST. ELLICOTT CITY, MD 21043
 (410) 997-0296 Tel. (410) 997-0298 Fax.